

Property Information	Pearl Fleenor Estate		
Address	679 Fall Creek Road		
Tax Map, Group, Parcel	TM 063 Parcel 094.00		
Civil District	7th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 6.8370		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub	3	Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Ruby Gentry Address: 379 Fall Creek Rd City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number: N/A		Name: Jonathan Willis Address: 170 Lakeview Lane City: Gray State: TN Zip Code: 37615 Email: willissurvey@embargmail.com Phone Number: 423-202-8667	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> One variance is requested to the public water requirement. With approval of variance, the plat meets the Minimum Subdivision Regulations. Staff Field Notes and General Comments: The property lies within the Urban Grown Boundary for the City of Kingsport along Fall Creek Road. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The closest water line is 350 +/- feet away and the cost to extend public water to this property exceeds \$50,000. The owners have requested a variance to allow the plat to be recorded with no public water. A functional well currently serves the property. Staff recommends approval of the final plat for the Pearl Fleenor Estate Property and the variance to the public water requirement to meet minimum Subdivision Regulations.			
Planner:	Garland	Date: 8/8/2023	
Planning Commission Action		Meeting Date:	August 17, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Pearl Fleenor Estate
ADDRESS	Fall Creek Road
DISTRICT, LAND LOT	7th Civil District, TM 063 Parcel 094.00
OVERLAY DISTRICT	N/A
EXISTING ZONING	County R-1
PROPOSED ZONING	No Change
ACRES +/-6.8370	
EXISTING USE	Vacant
PROPOSED USE	Vacant

PETITIONER: Ruby Gentry
ADDRESS: 379 Fall Creek Road, Blountville, TN 37617

REPRESENTATIVE: Jonathan Willis
PHONE: 423-202-8667

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 063 Parcel 094.00.

The property is within the Kingsport Urban Grown Boundary along Fall Creek Rd. The division of the property into three tracts to include the mobile home inthat is presently there and predates 1988.

No public water is available to the property. Estimates from the Water/Sewer Division state that the cost to extend water to this property could exceed \$50,000. The closest water line is 350+/- feet away. The owners are requesting a variance to these regulations to allow them to subdivide the lot without public water.

While extending the waterline is possible, the City does not have the resources to do an extensive extension through the area, which has been identified as mainly rock. A functional well currently serves the property.

Staff recommends approval of the final plat for the Division of the Pearl Fleenor Estate property and the variance to the public water requirement to meet minimum Subdivision Regulations. The viability of the well to serve the property has been independently verified.

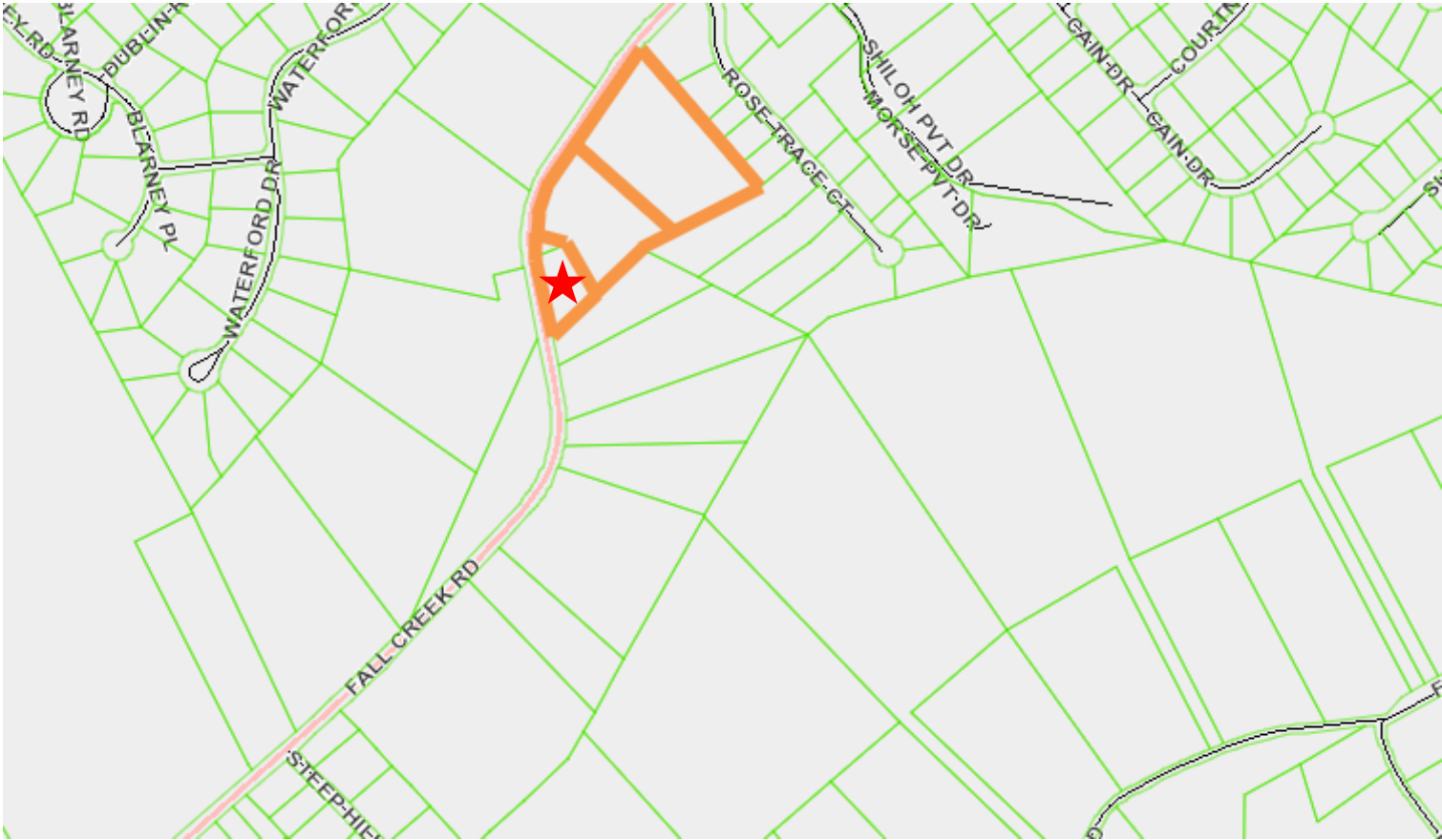
To who it may concern

Our plot of land at 659 Fall Creek Rd has a working well on it. The well was put in many years ago before water lines came up Fall Creek Rd. The well still works fine. Water lines don't come up to this property yet, it's on both sides of us but not by our property yet.

Thank You

Rudy Gentry
679 Fall Creek Rd
Blountville, Tenn. 37617
423-817-3605

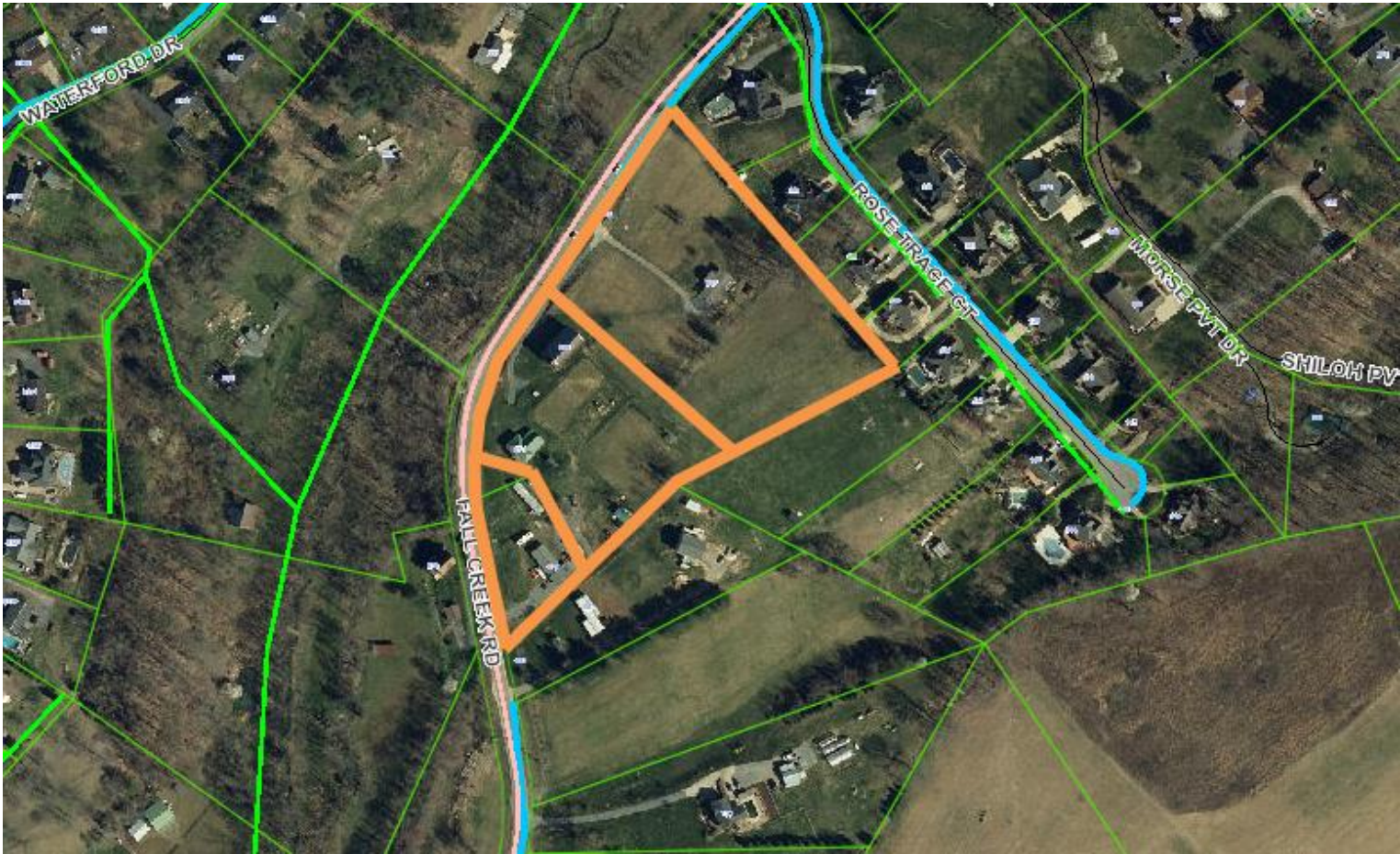
Site Map



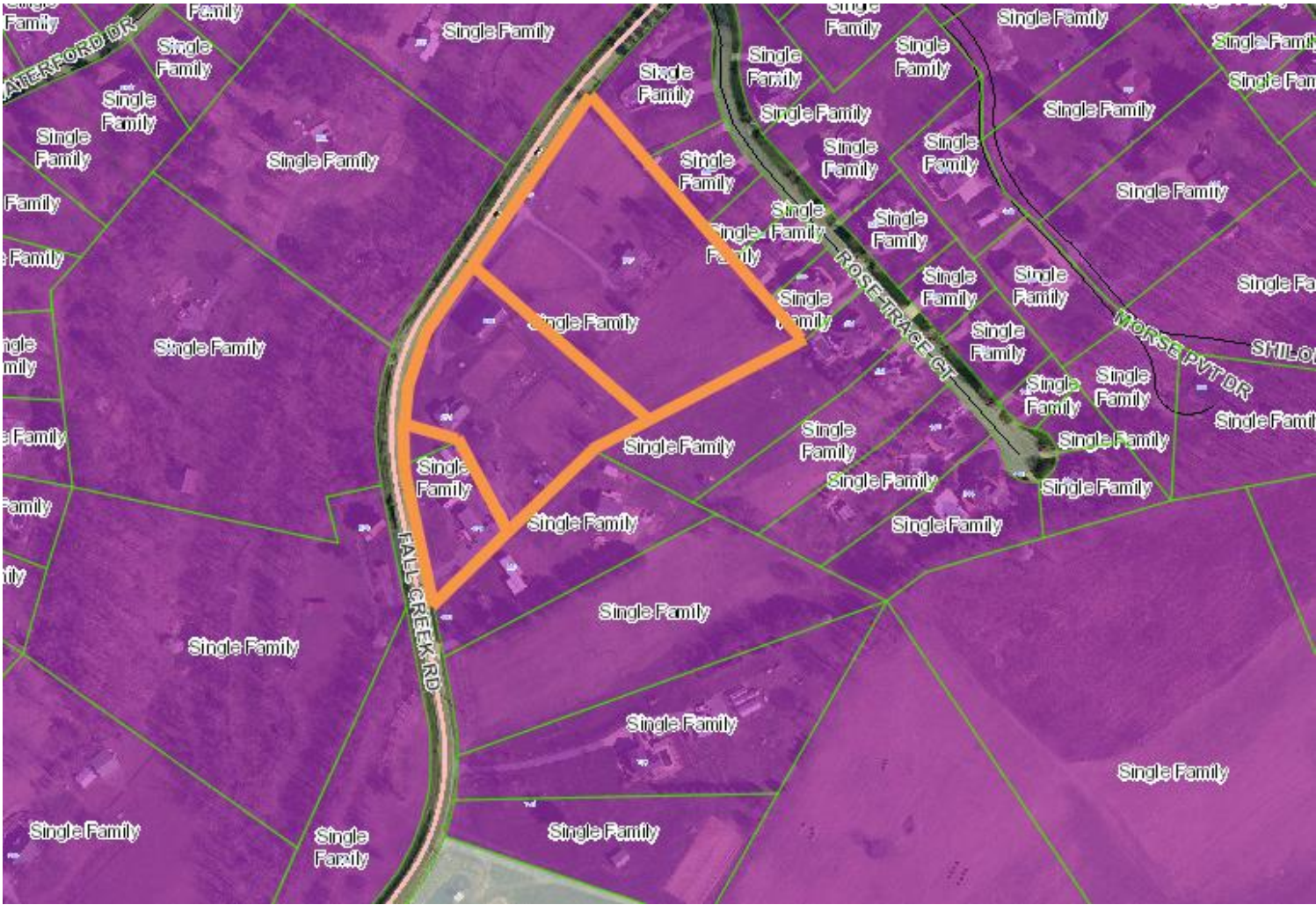
County R-1
Zoning



Utilities



Future Land Use



The seal of the Journal of the American Veterinary Medical Association (JAVMA) is a circular emblem. It features a central five-pointed star. Surrounding the star is a ring containing the text "JOURNAL OF THE AMERICAN VETERINARY MEDICAL ASSOCIATION". The outermost ring of the seal contains the text "JAVMA" at the top and "1882" at the bottom.

679 Fall Creek Road Overview







CONCLUSION

Staff recommends approval of the final plat for the Pearl Fleenor Estate and the variance to the public water requirement to meet minimum Subdivision Regulations.